

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
6025 Edgewood Bend Court  
San Diego, CA 92130**

**858-794-2571 / Fax: 858-794-2599  
www.cvsd.com/planning.html**

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**7 pm, Thursday, July 25, 2013**

**Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, CA 92130**

**A G E N D A**

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** - May 23, 2013
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer Natalie Hone
- F. WRITTEN COMMUNICATIONS**
- G. COMMUNITY PLANNER REPORT** - Bernie Turgeon, City of San Diego
- H. COUNCIL DISTRICT 1 REPORT** - Mel Millstein, Office of Councilmember Sherri Lightner
- I. MAYOR'S REPORT** - Office of Mayor Bob Filner
- J. COUNTY SUPERVISOR'S REPORT** - Sachiko Kohatsu, Office of Supervisor Dave Roberts
- K. STATE ASSEMBLY REPORT** - Michael Lieberman, Office of Assemblymember Brian Maienschein
- L. STATE SENATE REPORT** - Allison Don, Office of State Senator Marty Block
- M. US CONGRESS** - Hugo Carmona III, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
- O. ACTION AGENDA:**
  - 1. Sub-Area II Representation:** Consideration to add Sub-Area II and the remaining San Dieguito River Valley area to the CVCPB boundaries and add one board seat representative.
    - Applicant - CVCPB
- P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**
  - 1. Regional Issues & Design Review Anne Harvey/Jan Fuchs
  - 2. F.B.A. Frisco White

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|-----|---------------------------------------|-----------------------|
| 3.  | M.A.D.                                | Rick Newman           |
| 4.  | M.A.D. N10                            | Laura Copic           |
| 5.  | M.A.D. PHR                            | Manjeet Ranu          |
| 6.  | By-Laws/Elections/Policies/Procedures | Vacant                |
| 7.  | Community Concourse                   | Frisco White          |
| 8.  | Trails                                | Anne Harvey           |
| 9.  | CVREP                                 | Christian Clews       |
| 10. | San Dieguito River Park               | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee           | Jan Fuchs             |
| 12. | CPC                                   | Hollie Kahn           |
| 13. | Signage                               | John Dean             |

**Q. CHAIR's REPORT**

**R. OLD / ONGOING BUSINESS**

**S. ADJOURNMENT**

**T. NEXT MEETING:**

Thursday, August 22, 2013  
Carmel Valley Library, 7 pm

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 27 June 2013**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1		X	
2. Nancy Novak	Neighborhood 3	X		
3. Hollie Kahn	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6		X	
6. Steven Ross	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9		X	
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. Jonathan Tedesco	Pacific Highlands Ranch, District 12	X		
13. VACANT	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative		X	
16. Christian Clews	Investor Representative	X		
17. Brian Brady	Investor Representative	X		

**APPROVAL OF MINUTES —23 May 2013**

Vice Chair Ranu motioned to approve the May meeting minutes as amended, seconded by Christian Clews. Approved 12-0-0.

**CONSENT AGENDA**

**Del Mar Schools Education Foundation: (This item was moved to the Consent Agenda from Action Item #2).** Consideration of proposed 2nd Annual Carmel Valley 5K and Fun Run on December 7, 2013 was moved to the Consent Agenda. Vice Chair Ranu motioned to approve moving the item to the Consent Agenda, seconded by Nancy Novak. Motion approved, 12-0-0.

Vice Chair Ranu motioned to accept consent agenda, seconded by Nancy Novak. Motion approved, 12-0-0.

## **PUBLIC COMMUNICATION**

Kevin Arner from Santa Fe Downs explained that driving around his neighborhood is dangerous especially with the impending road widening.

Elizabeth Schriber of Del Mar Highlands Town Center announced there are new stores and restaurants coming, including the conversion of Burlap to Searsucker and a Snooze restaurant.

Nancy Novak received an email from a resident that the City has contracted with US Landscape to collect campaign signs and take them to the dump. Chair White stated he would work with Mel Millstein to look into the issue. Mel stated that it is not City policy to remove signs.

## **ANNOUNCEMENTS**

Officer Natalie Hone reported to the board about crime in the community. Recently, there was a residential burglary in which the suspect armed themselves with a knife from the home.

There have been “smash and grab” car robberies in the area as well an attempted horse robbery in Del Mar Mesa. The break-ins appear to be random. Hone also stated that crime goes up in the summer and asked the board and the public to please call the non-emergency number to report suspicious activity.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT 1 REPORT**

Mel Millstein reported for Council District 1. Some stop light detectors in the area were damaged but the City is working to repair them.

The City adopted the 2013 budget. They will be looking to beef up the local police force and in the next fiscal year library hours are to be increased. The City’s Parks and Rec board is currently seeking members to serve. On June 20<sup>th</sup>, the Gonzales Canyon Park was approved.

## **MAYOR’S REPORT**

None.

## **COUNTY BOARD OF SUPERVISOR’S REPORT**

Sachiko Kohatsu reported for Supervisor Dave Roberts. The public can follow the Supervisor on Twitter and via Email. The County Board of Supervisors recently approved a \$5 billion budget that

will increase public safety and expand health and human services. Kohatsu also mentioned that a district office was recently opened in Escondido.

## STATE ASSEMBLY REPORT

Michael Lieberman reported for Assemblymember Brian Maienschein. Lieberman informed the board that the 2013 budget was passed. The Assemblymember will be holding an open house next week.

Clews informed Lieberman of a CHP officer that is writing drivers tickets for towing horse trailers. Lieberman said he would look into it.

## STATE SENATE REPORT

None.

## US CONGRESS

Hugo Carmona reported for Congressmen Scott Peters. On July 1<sup>st</sup>, the student interest rate is set to double. The Congressmen sequestered his pay and donated 8% of that back. Peters also introduced the bipartisan Strong Act. Carmona added that on July 27<sup>th</sup>, Peters will be hosting “Congress on Your Corner”, an event at the North University City Library.

## INFORMATION AGENDA

**4. Water Purification Demonstration Project: (Information item #4 was moved to the beginning of the Information Agenda.)** Presentation of project results for the City of San Diego’s Water Purification Demonstration Project which examined the use of advanced water purification technology on high quality recycled wastewater, and ultimately has determined that purified water can be produced and safely added to San Vicente Reservoir as part of a full-scale water purification project.

- Applicant - Cathy Pieroni, City of San Diego

Cathy Pieroni presented the concept of water recycling in San Diego. 40% of water in San Diego comes from the delta in Northern California due to our limited local supply of potable fresh water. Importing water is becoming more and more expensive. Solutions to this problem include desalination, conservation and recycling. The San Diego City Council tasked City staff to research purification methods. Pieroni showed a video demonstrating the water recycling process. The advanced water purification (AWP) facility produces water that meets all federal and state drinking water standards. The City is looking to the first expansion of the project since its inception. The energy needed to produce recycled water would be \$2,000 per acre-foot of water. The project has proven that purified water can be produced and safely added to the San Vincente Reservoir as part of a full-scale potable reuse project. For more information, visit [www.purewatersd.org](http://www.purewatersd.org).

Pieroni also mentioned that this project will help address the problems of water purification discharge that pollutes the ocean. Additionally some of the resulting solids can be used to produce methane gas that can help feed power back into the grid.

**1. Mixed-Use Village at PHR:** Presentation of 130 unit multi-family residences and 30,000 S.F. medical office.

- Applicant - Equity Properties Group

PHR Village is a master-planned property with multi-family units and medical offices. Plans are proposing 130 units, 109 market rate, 25 affordable. Proposed plans include commercial medical space below residential units. The village will be a walkable community with 1, 2 and 3 bedroom residences. Access to all amenities will be provided at ground level and penthouses will be on the top level. The project will be lower scale with parking tucked into the design to create a cozier feeling.

Equity informed the board that they will possibly swap land with a neighboring development. Christian Clews asked the whether the mechanical units will be shielded; the team confirmed they will be shielded from sight.

Chair White commented that the walkway along Carmel Valley Road has a beautiful fence with nice stone walls, which is pleasant.

John Tedesco inquired about putting medical below residential. The team replied that the space is likely to be boutique medical offices that are broken up throughout the project but they do not know for certain what will occupy the space.

Victor Manoushakian asked about the triangle adjacent to the parcel and what it will be used for. The team replied that they are flexible and do not have a set plan for the space.

Anne Harvey and Vice Chair Ranu complimented the vision and design of the project.

**2. Sub-Area II Representation:** Chair's proposal for a future action item to include Sub-Area II to the CVCPB boundaries and add one board seat representation for this area.

- Applicant – CVCPB

Chair White proposed the board consider a representative seat for Sub-Area II. The board has represented the area for many years. Clews stated that it is a big area and warrants at least one representative. Chair White will reschedule for a future discussion.

**3. Grand Del Mar NOV:** Update on amendments to the SDP to satisfy the agreement with the city on the Notice of Violations.

- Applicant - Grand Del Mar and Tara Lake, Latitude 33, Consultant

The team updated the board on the status of the violations committed by the Grand Del Mar Hotel. A \$250,000 fine was issued to The Grand for a variety of land use violations including installations of tee boxes, horse corrals and a public horse trail without permit. A settlement was reached with the City Attorney's office. The Grand has now formally submitted proper documents to get a permit for the renovations. The helipad had been removed from the plans but further mitigation will be needed for the horse facilities.

The team familiarized the board with the history of the Grand's violations. The SCR is going to be permitted under the existing permits. They are now on schedule to submit for a site development

plan for the tee boxes. The team has also met with the City of San Diego, Code Enforcement, the Army Corps of Engineers and US Fish and Game about the boundary adjustment. The Grand will also be adding areas of wildlife conservation as part of the amendments and will not commit any violations in the future.

Christian Clews stated that the tee boxes are a benefit to the golf course and in turn a benefit to the community by attracting tourists and visitors to the area.

Anne Harvey expressed discontent with the hotel and stated the developer went back on its promise. Debbie Lokanc said the UT San Diego listed the violations in the paper and Victor Manoushakian said he is proud to have such a nice hotel in the area and is impressed with the place.

The team will come back in October with the environmental findings. The team also informed the board that the City Attorney's office made it clear that any further violations will be met with criminal charges.

## **ACTION AGENDA**

**1. V-Calm Sign:** Consider installation of V-Calm sign on Via de la Valle.

• **Applicant - City of San Diego**

Mel Millstein explained that the City is looking at traffic calming measures on Via de la Valle. The road is soon to be widened and realigned. Kevin Arner and Paul Chunyk live on Via de la Valle and came to represent their neighbors.

Chair White informed the Arner and Chunyk that a V-calm sign would not address all of the issues nor will it completely fix the speeding problem. White also mentioned that he hopes a roundabout will be installed as part of the road widening. Arner stated he would be comfortable with the installation of a roundabout.

Millstein informed the board that requests for a crosswalk had been denied for safety reasons. Arner explained that he witnessed a police officer pull over more than 15 people in a five hour span for speeding.

Christian Clews suggested a stop light be installed to slow traffic. Arner agreed and suggested a light that defaulted to green and changed when a resident needed to cross or car needed to leave.

Chair White suggested the board consider more than just a V-calm sign, but that a V-calm would be the quickest fix as opposed to doing nothing.

Millstein said that many improvements will be made with the widening of the road but that will not begin until the end of the year. Arner added that many accidents occur on the road and that many of them have been fatal.

Laura Copic stated that widening of the road will likely cause people to drive faster, exacerbating the problem. Victor Manoushakian stated that he supported the idea for a roundabout, saying they are the best thing for the area.

Laura Copic motioned to approve the installation of the V-calm sign and to continue mitigation for a more permanent solution, seconded by Debbie Lokanc. Motions approved, 11-0-0.

**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	Some projects like the pet hospital and Taylor Morrison have been revised.	July 3, 2013. CV Library. 4:30 PM
FBA	White	None	None noted
MAD	Rick Newman	None	July 2, 2013. 4:30 P.M. at CV Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	The city has begun clearing the sewers.	None noted
San Dieguito River Park	Harvey	None	None noted
CPC	Hollie	None	None Noted.
Signage	John Dean	None	None noted

**CHAIR’S REPORT**

None.

**OLD / ONGOING BUSINESS**

None.

**ADJOURNMENT**

Christian Clews motioned to adjourn. Meeting adjourned at 9:43 p.m.

**NEXT MEETING -**

Thursday, July 25, 2013, 7 p.m., Carmel Valley Library, Community Room